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JOHN COLBY EATON, III
of Waterville, County of Kennebec and State of Maine,
(being married) for consideration paid,
grant to WARREN J. MANCINELLI and LORRAINE F. MANCINELLI, both

008274

of Augusta, County of Kennebec and State of Maine,
with warranty covenants, as joint tenants, the land in Waterville, Kennebec
County, State of Maine.

TRANSFER
TAX
PAID

Beginning at an iron pin in the westerly line of the First Rangeway marking the southeasterly corner of land of Edward A. and Jennie E. Kitchin as described in a deed to Edward and Jennie dated June 18, 1948, recorded in Kennebec Registry of Deeds, Book 859, Page 229, and running thence southerly on said First Rangeway one hundred twenty-eight (128) feet to another iron pin marking the southeast corner of the lot hereby conveyed; thence westerly at right angles two hundred five (205) feet to another iron pin marking the southwesterly corner of said lot; thence northerly at right angles and parallel to said First Rangeway one hundred twenty-eight (128) feet to another iron pin marking the northwesterly corner of this lot; thence easterly two hundred five (205) feet to the point of beginning. Containing twenty-six thousand two hundred forty (26,240) square feet and being lot number twenty (20) as laid out on a plan made by Robert M. Cram and revised by Harry E. Green.

This conveyance is made upon express conditions, restrictions, limitations and covenants as follows:

First: This entire tract shown by the plan above referred to is restricted to building for residential purposes only by the Waterville Zoning Ordinance and said Lot #20 is subject to and entitled to the benefits of said Ordinance.

Second: It is further covenanted and agreed that neither this Lot #20 nor any other lot shown upon said plan shall be used for building more than one dwelling house and that no house shall be adapted or used for more than two families.

Third: Furthermore, no such house shall be built costing less than seventy-five hundred dollars (\$7,500.00).

Fourth: No building or any part of a building shall ever be erected or allowed to stand upon said lot within forty (40) feet of any of the streets shown upon said plan or within five (5) feet of the boundary line of the lot.

Being the same premises conveyed to John Colby Eaton, III by deed of Harvey D. Eaton dated July 21, 1948 and recorded at the Kennebec Registry of Deeds in Book 859, Page 486 on July 28, 1948.

Witness my hand and seal this 26th day of April 1989.
John Colby Eaton
John Colby Eaton, III

State of Maine, County of Kennebec ss: April 26, 1989

Then personally appeared the above named JOHN COLBY EATON, III
and acknowledged the foregoing instruments to be his free act and deed.

Before me,

George M. Jabar, II
George M. Jabar, II

☐ Justice of the Peace
☒ Attorney at Law
☐ Notary Public

FORM 1102 - WARRANTY DEED - JOINT TENANCY

RECEIVED KENNEBEC CO.

1989 MAY -1 AM 9:00

TEST: *John Colby Eaton*
REGISTRY OF DEEDS